

Concerned about the compatibility of housing on Border Street, which is currently manufacturing.

VC3 15k footprint does not create walkable village with small businesses

Will existing businesses be able to afford rent in new buildings?

VC1 on Webster street will allow too many units. Existing parking provides a transition zone.

Support more VC1 and VC2, but not VC3

Preserve unique history of village

Include municipal buildings

Border Street has poor drainage and floods when it rains

What are thoughts on pace of change with projects currently in the pipeline?

Against plan to unbundle and reduce parking requirements

Concerned about parking. Want to see parking tied to building height.

VC3 is too large

Concerned about impacts on infrastructure of additional residents.

How are you analyzing build out capacity?

Remove VC3 from landmarked buildings.

30k sf threshold is too high for open space requirement

Too much VC3

What is approach to preservation? Will City protect key buildings?

Vision Plan limited core to 4 stories

Need better transit

Newton needs housing choices, particularly with elevators, for people to downsize and stay in Newton

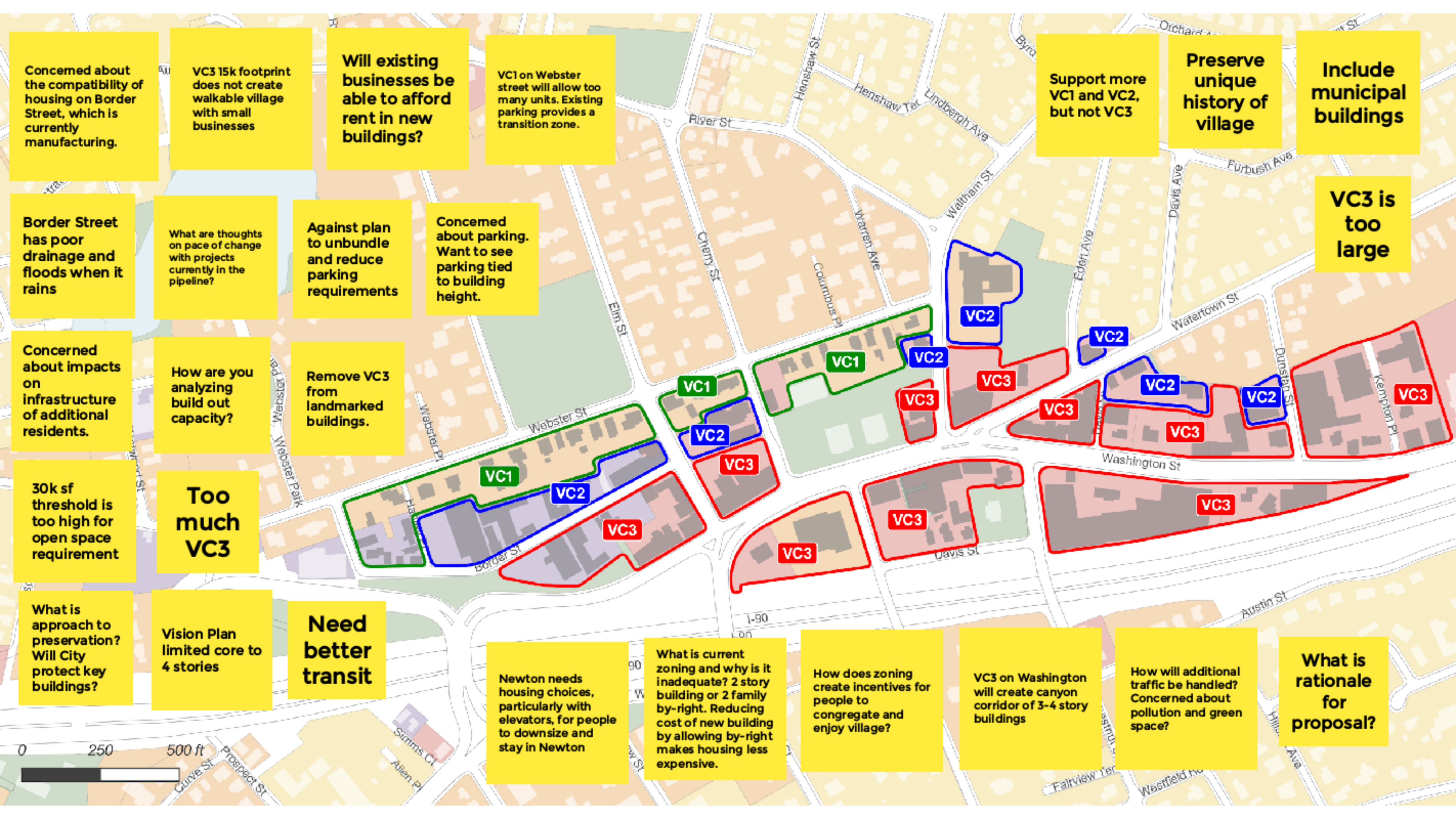
What is current zoning and why is it inadequate? 2 story building or 2 family by-right. Reducing cost of new building by allowing by-right makes housing less expensive.

How does zoning create incentives for people to congregate and enjoy village?

VC3 on Washington will create canyon corridor of 3-4 story buildings

How will additional traffic be handled? Concerned about pollution and green space?

What is rationale for proposal?



West Newton disproportionately impacted by VC3 as compared to Waban and Highlands

Don't want to see 3.5-6 story buildings with limited parking. Concerned about displacement of existing businesses.

Support additional density, and limits on scale and footprint.

Need for dense housing in village center to support vibrancy.

Concerned about impact on businesses

Will ability to maintain park space be impacted?

Traffic impacts need to be considered

Need meeting spots

What type of housing will be built - rental vs. ownership, number of bedrooms

Why isn't south side of pike included?

Density is unreasonable. Development is concentrated north of the pike.

Don't see a lot of green spaces added

Concerned about shadows and limited open space and additional traffic impacting neighboring residents. Need 3D models.

Concerned about impacts on schools

Support proposed density. Want to allow more people to live car-lite.

Need additional housing to bring down market rates and include affordable housing

Support additional density, but VC3 will allow buildings that are too tall and bulky, which will impact village square and existing small businesses. Would rather see VC3 outside

Concerned about having better transit

New rental units are expensive

Important to have dense housing with small units in efficient buildings for climate change

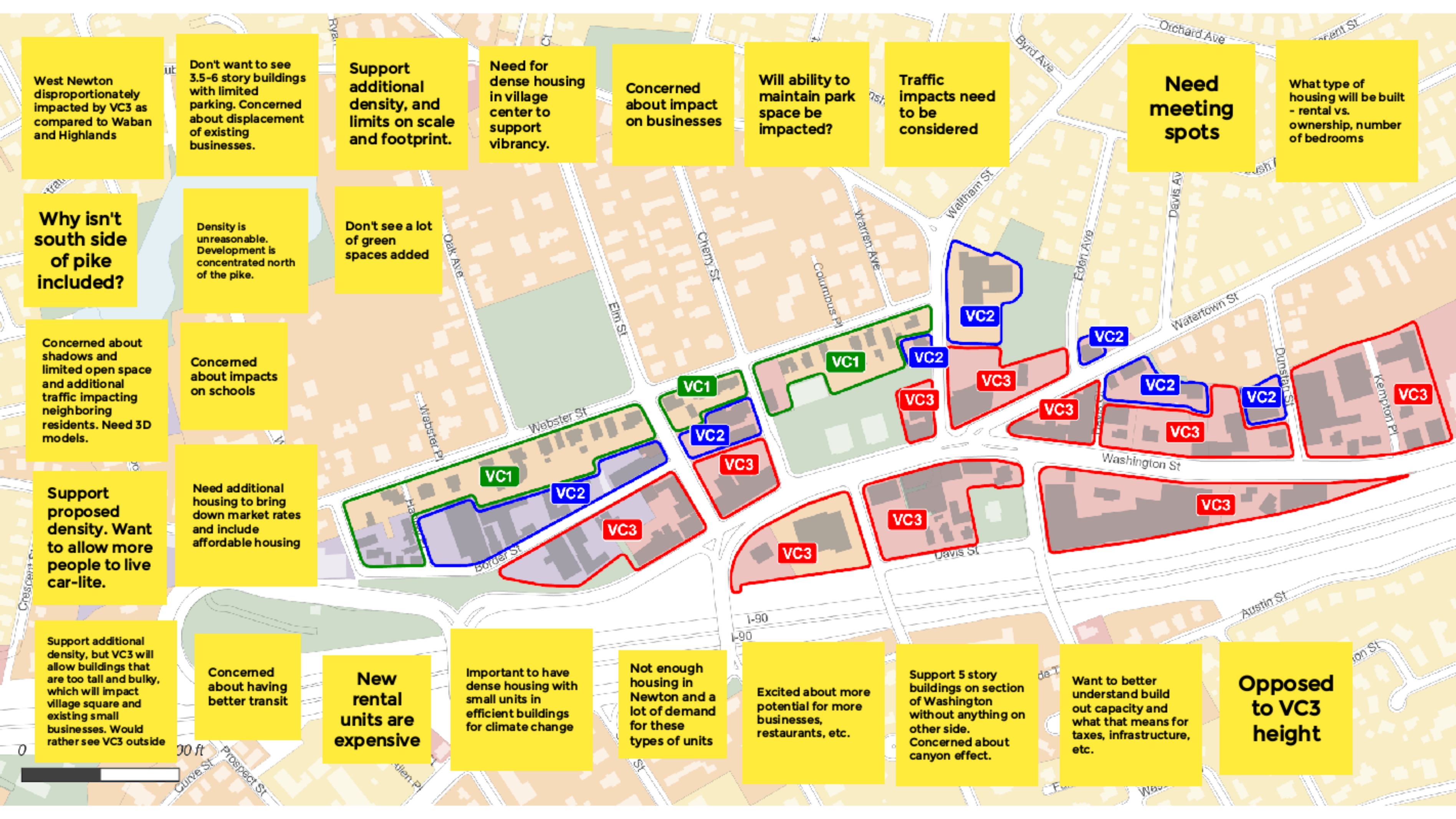
Not enough housing in Newton and a lot of demand for these types of units

Excited about more potential for more businesses, restaurants, etc.

Support 5 story buildings on section of Washington without anything on other side. Concerned about canyon effect.

Want to better understand build out capacity and what that means for taxes, infrastructure, etc.

Opposed to VC3 height



Need more housing and more housing choice for young families and for people to age in place

Support replacing older buildings with more sustainable new buildings

Historical square was 3-5 stories

Districts seem descriptive instead of prescriptive

Why not include MBTA parking lot and Rose Street?

Current traffic flow does not support additional cars, pedestrians and bikes. Consider one way streets and traffic circles.

New housing is not bringing down housing costs

Mandate alternative vehicle accommodations

Transit oriented development like this is necessary for the climate

Washington Street corridor and near commuter rail is where density should be located

State is working on investing in new commuter rail stations which will improve transit access

Should require wide sidewalks and room for seating and bike lanes

Want to provide housing but keep suburban feel

How will this impact congestion in the square?

Concerned about impacts on sewer and water systems

What prevents developers from asking for more?

Why match zoning across the street

Washington Street Vision kept center lower in height

Why are houses on Davis Street included in VC3?

If Davis Street is part of neighborhood destroyed by the pike additional consideration should be give to this area

